BILL GARRETT, Davidson County
Trans:T20160008350 DEEDWARR
Recvd: 02/01/16 11:11 2 pgs
Fees:13.00 Taxes:739.63
20160201-0009371

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
JI HUANG and PING TIAN 5308 Village Way, Nashville, Tennessee 37211	New owners 9420 Chenowith Place Brentwood, TN 37027	161-10-0A 048.00

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Jennifer Crowell
AFFIANT

SWORN to and subscribed before me on this 25th day of January, 2016.

K Cassidy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/23/16

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **ROBERT DALE SWEENEY, a single person,** by these presents do hereby sell and convey unto **JI HUANG and PING TIAN,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Villages of Brentwood, Phase One, s of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Dale Sweeney, an unmarried man, by deed of record in Instrument 20131230-0130791, Register's Office for Davidson County, Tennessee.

This is improved property known as 5308 Village Way, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2016, a lien but not yet due and payable.
2. The Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants and all matters of record at Book 6143, Page 11, Book 6398 Page 495, Book 6852, Page 497, Book 7207 Page 251, Book 7834, Page 676, Book 8507, Page 831, Book 11526, Page 579, and Instrument 20000606-0056066, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 6730, Page 508, Easement Agreement at Book 5753, Page 913, Utility Easement in Book 6334, Page 980, Easement in Book 6897, Page 116, TVA Easement at Book 2335, Page 221 and 222 Register's Office for Davidson County, Tennessee.
5. Charter of Record at Book 6158, Page 342, Register's Office for Davidson County, Tennessee.
6. All matters of zoning and governmental restrictions and requirements.

Grantor further covenant and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 21st day of January, 2016.

Robert Dale Sweeney

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, William Timothy Hill a Notary Public in and for the State and County aforesaid, personally appeared Robert Dale Sweeney, a single person, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of January, 2016, at Franklin, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires AUG. 23, 2016